



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR

EVELYN FRIEDMAN, CHIEF AND DIRECTOR

Patrick Harrington, Chairman
Michael Hatfield, Commissioner
John Walsh, Commissioner

November 4, 2010

Public Facilities Commission
26 Court Street
Boston, MA 02108

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its November 4, 2010 meeting:

VOTE 1 Reay Pannesi	CONVEYANCE TO THE BOSTON REDEVELOPMENT AUTHORITY: Vacant land located at 2077-2079 Washington Street, Roxbury.	Purchase Price \$1.00
	Ward: 09 Parcel Number: 02123000 Square Feet: 205 Use: Commercial Estimated Total Development Cost: None Assessed Value: \$1,800.00 Appraisal Estimate: None DND Program: REMS – Land Disposition	
VOTE 2 John Feuerbach	CONVEYANCE TO THE BOSTON REDEVELOPMENT AUTHORITY: Vacant land located at various parcels in Roslindale and Roxbury.	Purchase Price \$1.00
	Wards: 11 and 19 Parcel Numbers: Various Square Feet: 24,128 (total) Use: New Construction - Housing Estimated Total Development Cost: None Assessed Value: \$162,000.00 (total) Appraisal Estimate: None DND Program: Neighborhood Housing	
VOTE 3 John Feuerbach	CONVEYANCE TO MATTAPAN HOUSING STABILIZATION INITIATIVE, LLC: Land with building thereon located at 302 Fuller Street, Mattapan.	Purchase Price \$176,000.00



Ward: 17
Parcel Number: 02575000
Square Feet: 6,812

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$549,998.00
Assessed Value: \$428,600.00
Appraisal Estimate: N/A
DND Program: Foreclosed Home Sales
RFP Date: 05/11/2009

Boston Water and Sewer total amount owed: \$12,567.39

VOTE 4
Jed
Baumwell

CONVEYANCE TO 157 WASHINGTON STREET REALTY TRUST:
Vacant land located at Lots C and D Washington Street, Dorchester.

Purchase
Price
\$800.00

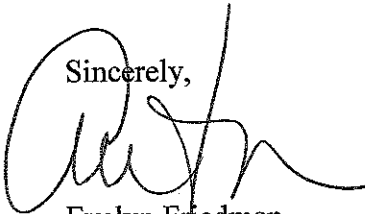
Ward: 14
Parcel Numbers: 01035000 and 01036000
Square Feet: 1,332 (total)

Use: New Construction - Housing
Estimated Total Development Cost: \$9,745,529.00
Assessed Value: \$1,000.00 (total)
Appraisal Estimate: N/A
DND Program: Neighborhood Housing
RFP Date: 10/10/2006

NOTICE
Jim
McDonough

**DISCLOSURE OF INTENT TO PARTICIPATE IN THE DND PILOT
EMPLOYEE PARTICIPATION INITIATIVE.**

Karen Kaigler, Neighborhood Business Manager for DND's Office of Business Development, has a daughter, Laurita Kaigler, who wishes to apply to the Homebuyer Financial Assistance and Homeownership Development programs.

Sincerely,

Evelyn Friedman
Chief and Director

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
NOVEMBER 4, 2010

VOTE 1: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 the vacant land located at 2077-2079 Washington Street (Ward 9 Parcel Number 02123000) in the Roxbury District of the City of Boston containing approximately 205 square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Redevelopment Authority in consideration of ONE DOLLAR (\$1.00).

VOTE 2: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 the vacant land located at:

<u>Address</u>	<u>Ward</u>	<u>Parcel</u>	<u>Square Feet</u>
64 Catherine Street	19	04328000	5,624
226-228 Highland Street	11	00430000	3,271
61 Marcella Street	11	00427000	2,100
65 Marcella Street	11	00428000	2,035
67-69 Marcella Street	11	00429000	1,965
156-158 Highland Street	11	00170002	4,489
160 Highland Street	11	00170001	4,644

in the Roslindale and Roxbury Districts of the City of Boston containing approximately 24,128 total square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Redevelopment Authority in consideration of ONE DOLLAR (\$1.00).

VOTE 3: That having duly advertised its intent to sell to Mattapan Housing Initiative, LLC, a Massachusetts limited liability company, with an address of 221 River Street, Suite 201, Mattapan, MA 02126, the land with building thereon located at 302 Fuller Street (Ward 17, Parcel Number 02575000) in the Mattapan District of the City of Boston containing approximately 6,812 square feet of land, for two consecutive weeks (September 20, 2010 and September 27, 2010) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12), the Public Facilities Commission, pursuant to its votes of October 8, 2009 and, thereafter amended on September 23, 2010 and approved by the Mayor, does hereby vote to sell the aforementioned property to Mattapan Housing Stabilization Initiative, LLC the nominee approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Mattapan Housing Stabilization Initiative, LLC or a nominee to be approved by the Director in consideration of ONE HUNDRED SEVENTY SIX THOUSAND DOLLARS (\$176,000.00).

VOTE 4: That having duly advertised its intent to sell to 157 Washington Realty Trust, a realty trust recorded with Suffolk County Registry of Deeds in Book 42314, Page 40, with an address of 587 Washington Street, Dorchester, MA 02124, the vacant land located at Lots C and D Washington Street (Ward 14, Parcel Numbers 01035000 and 01036000) in the Dorchester District of the City of Boston containing approximately 1,332 square feet of land, for two consecutive weeks (December 15, 2008 and December 22, 2008) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12), the Public Facilities Commission, pursuant to its votes of November 20, 2008 and, thereafter amended on October 26, 2010 and approved by the Mayor, does hereby vote to sell the aforementioned property to 157 Washington Street Realty Trust or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to 157 Washington Street Realty Trust or a nominee to be approved by the Director in consideration of EIGHT HUNDRED DOLLARS (\$800.00).

NOTICE: DISCLOSURE OF INTENT TO PARTICIPATE IN THE DND PILOT EMPLOYEE PARTICIPATION INITIATIVE.

Karen Kaigler, Neighborhood Business Manager for DND's Office of Business Development, has a daughter, Laurita Kaigler, who wishes to apply to the Homebuyer Financial Assistance and Homeownership Development programs.

Property and Construction Management Department



Boston Public Facilities Department

Thomas M. Menino, Mayor

Michael J. Galvin, Chief of Public Property

Patrick Harrington, Chairman
Michael Hatfield, Commissioner
John Walsh, Commissioner

November 4, 2010

Public Facilities Commission
26 Court Street
Boston, MA 02108

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its November 4, 2010 meeting:

VOTE 1 **PROPOSED SITE SELECTION VOTE FOR THE CONSTRUCTION OF**
Maureen **A NEW EAST BOSTON LIBRARY.**
Anderson

VOTE 2 **CONTRACT TO WILLIAM RAWN ASSOCIATES, ARCHITECTS,** **\$1,223,097.00**
James **INC.:** To provide design and construction administration services associated
McGaffigan with the New East Boston Branch Library.

Sincerely,

Michael J. Galvin
Director of Public Facilities Department and
Chief of Public Property

ROOM 811, BOSTON CITY HALL, BOSTON, MA 02201 617-635-4100 FAX: 617-635-3250

CAPITAL CONSTRUCTION OFFICE

26 COURT STREET, 10TH FLOOR, BOSTON, MA 02108 617-635-0546 FAX: 617-635-0555

**PUBLIC FACILITIES DEPARTMENT
AGENDA**

**PUBLIC FACILITIES COMMISSION
NOVEMBER 4, 2010**

VOTE 1: WHEREAS, on the 30th day of July, 2010 the Director of the Public Facilities Department gave notice to the President of the Boston Public Library that he intended to recommend to the Commission the acquisition of one parcel of land located at 365 Prescott Street in the East Boston District of the City of Boston for Library use by the Boston Public Library; and

WHEREAS, a written memorandum has been received regarding the proposed acquisition and agreeing to the same from the President of the Boston Public Library pursuant to the requirements of St. 1966, C. 642, §§ 4 (A) and (B);

NOW THEREFORE, IT IS VOTED: To select the one parcel of land, containing approximately 33,500 square feet of land, and more particularly described below, located in the East Boston District of the City of Boston, as the site for the new East Boston Library:

1. 365 Prescott Street, East Boston
Ward 01, Parcel 04194001
33,500 square feet
Owner: Boston Edison Company also known as
NSTAR Electric Company

VOTE 2: That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on July 19, 2010 to William Rawn Associates, Architects, Inc., a Massachusetts corporation, with offices at 10 Post Office Square, Suite 1010, Boston, MA 02109. Under the terms of this contract, William Rawn Associates, Architects, Inc. will provide design and construction administration services associated with the New East Boston Branch Library. The scope of services includes designing a new branch library in East Boston. The designer will coordinate with City personnel from the Property and Construction Management Department and the Boston Public Library Department to develop a building design, produce Massachusetts General Laws Chapter 149 compliant specifications and construction documents and provide construction administration. The building will be designed to achieve Leadership in Energy and Environment Design (LEED) silver certification. Giving presentations and involving public participation are requirements of the design services. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$1,223,097.00 including \$300,000.00 for additional services, which is a fixed fee of 8.17% based on an estimated construction cost of \$11,294,476.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.